

## MINUTES OF THE BOARD OF SUPERVISORS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Violet Varona-Lukens, Executive Officer Clerk of the Board of Supervisors 383 Kenneth Hahn Hall of Administration Los Angeles, California 90012

County Counsel Director of Planning

At its meeting held January 25, 2005, the Board took the following action:

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At the time and place regularly set, notice having been duly given, the following item was called up:

De novo hearing on Conditional Use Permit and Parking Permit Case Nos. 02-270-(2), and determination of Categorical Exemption, to authorize the continued use of three existing tattoo and body piercing booths and establishment of one massage booth in an existing swap meet; and to authorize less than required parking and off-site employee parking on weekends on two properties adjacent to the swap meet located at 2787 E. Del Amo Blvd., Rancho Dominguez, Del Amo Zoned District, applied for by Tom Kim, as further described in the attached letter dated September 22, 2004 from the Director of Planning. (Appeal from Regional Planning Commission's conditions of approval)

All persons wishing to testify were sworn in by the Executive Officer of the Board. Russell Fricano and Kevin Johnson, representing the Department of Regional Planning and Dennis Hunter, representing the Department of Public Works testified. Opportunity was given for interested persons to address the Board. John Song and Thomas Kim addressed the Board. No correspondence was presented.

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Supervisor Burke made the following statement:

"The applicant has appealed several conditions of the Regional Planning Commission's approval related to parking and street improvements. These include Conditions 23 and 25, which require provision of 289 on-site parking spaces and 91 off-site parking spaces with lease agreements for use of the off-site parking spaces. These conditions reflect the project that was filed by the applicant with the Department of Regional Planning and presented to the Commission on April 21, 2004. It also reflects the approval that had been granted under a previous parking permit. The new parking permit was determined to be exempt from environmental review because the applicant was requesting continuation of the existing parking arrangement, including off-site parking. In order to remove the conditions related to off-site parking, the applicant must file a new parking permit and a new environmental initial study so that the impacts of this request may be fully analyzed. These conditions cannot be modified through an appeal.

"The applicant also appealed Condition 31 which requires one-way traffic flow on the property. This traffic movement restriction should remain as conditioned given the narrow aisle widths on the site and the potential for congestion.

"Finally, the applicant has appealed portions of Condition 36, which are the requirements of the Department of Public Works. The street lighting requirement is a carry-over from the previous parking permit. The street lighting was never installed; therefore, the condition should remain and the street lights should be installed with this permit approval. The applicant also requests elimination of the requirement to reconstruct the curb return at Del Amo Blvd. and Santa Fe Ave. There is no reason given for this request. However the applicant states that they have no objection to the remaining Public Works' conditions, including repairing damaged improvements. The reconstruction of the curb return is part of the repair of damaged improvements and it is recommended that the condition remain."

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## 10 (Continued)

Therefore, on motion of Supervisor Burke, seconded by Supervisor Knabe, unanimously carried, the Board closed the hearing and took the following actions:

- Indicated its intent to deny the applicant's appeal and sustain the Regional Planning Commission's decision approving Conditional Use Permit and Parking Permit Case Nos. 02-270-(2) with conditions; and
- 2. Directed County Counsel to prepare the necessary findings and conditions.

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## Attachment

Copies distributed:

Each Supervisor Acting Director of Public Works Tom Kim John Song Thomas Kim